046.0	0002	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	923,400	/	923,400
USE VALUE:	923,400	/	923,400
ASSESSED:	923,400	/	923,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC SWEENEY GREGORY
Owner 2:	
Owner 3:	
Street 1:	108 MEDFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LUCARELLI FERDINAND A -
Owner 2:	-
Street 1:	108 MEDFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2723 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4862.000	516,000		407,400	923,400
Total Card	0.112	516,000		407,400	923,400
Total Parcel	0.112	516,000		407,400	923,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.17 | /Parcel: 339.17

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	32459
GIS Ref	
GIS Ref	
Insp Date	12/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 046.0-0002-0003.A

!3887!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	516,000	0	4,862.	407,400	923,400		Year end	12/23/2021
2021	104	FV	492,800	0	4,862.	407,400	900,200		Year End Roll	12/10/2020
2020	104	FV	493,000	0	4,862.	407,400	900,400	900,400	Year End Roll	12/18/2019
2019	104	FV	385,000	0	4,862.	432,900	817,900	817,900	Year End Roll	1/3/2019
2018	104	FV	385,000	0	4,862.	315,700	700,700	700,700	Year End Roll	12/20/2017
2017	104	FV	361,500	0	4,862.	275,000	636,500	636,500	Year End Roll	1/3/2017
2016	104	FV	361,500	0	4,862.	234,300	595,800	595,800	Year End	1/4/2016
2015	104	FV	322,800	0	4,862.	229,200	552,000	552,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:44:36

LAST REV

Date	Time
05/14/19	15:02:05
apro	

USER DEFINED

Prior Id # 1:	32459
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3887

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUCARELLI FERDI	34174-593		11/29/2001		475,000	No	No		
	9385-516		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2009	844	Siding	23,050					
4/23/2007	268	Re-Roof	6,400					

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
1/15/2009	Meas/Inspect	189	PATRIOT
1/5/2002	MLS	HC	Helen Chinal
3/30/2000	Inspected	276	PATRIOT
3/8/2000	Measured	263	PATRIOT
8/18/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4862		Sq. Ft.	Site		0	80.	1.05	1			Med. Tr	-10					407,418						407,400	

Total AC/HA:	0.11162	Total SF/SM:	4862	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	407,418	Spl Credit		Total:	407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

COMMENTS

OF=SINK IN BMT.

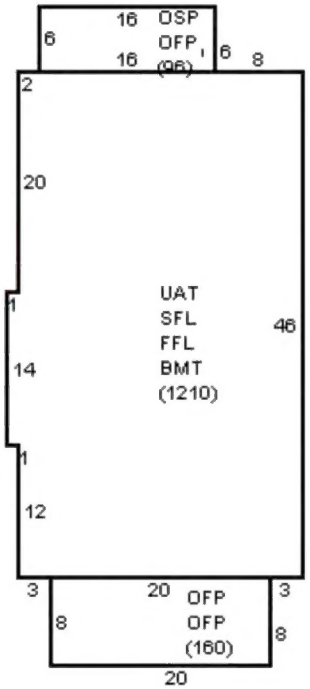
RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
1	5	2	
Totals			
2	13	6	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08388424
Const Adj.:	0.97272485
Adj $ / SQ:	189.778
Other Features:	121000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	701079
Depreciation:	185085
Depreciated Total:	515994

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	189.78
Special Features:	0	Val/Su Net:	116.09
Final Total:	516000	Val/Su SzAd	213.22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,210	56.930	68,889
FFL	First Floor	1,210	189.780	229,631
SFL	Second Floor	1,210	189.780	229,631
OFP	Open Porch	416	19.910	8,282
UAT	Upper Attic	303	132.840	40,185
OSP	Screen Porch	96	36.050	3,460

Net Sketched Area:	4,445			Total:	580,078
Size Ad	2420	Gross Area	5352	FinArea	2723

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

046.0-0002-0003.A

IMAGE

AssessPro Patriot Properties, Inc